



TO LET

RETAIL WAREHOUSE WITH OPEN CLASS 1 CONSENT UNIT 5, PHOENIX RETAIL PARK, LINWOOD, PAISLEY

LOCATION

Phoenix Retail Park is situated on the western outskirts of Paisley in close proximity to Glasgow Airport.

Occupiers on the park include **Asda, Argos, B&M, TK Maxx, Matalan and Smyths Toys.**

ACCOMMODATION

A retail warehouse on ground floor situated in a retail terrace.

We are advised that the unit extends as follows: -

Gross Internal Area - 7500 sq ft

RATING

We are advised that the subjects have a current rateable value of: -

£170,000

RENT/LEASE

Offers in the region of £150,000 per annum are invited for a new lease.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction with the ingoing tenant being responsible for SDLT registration dues and VAT incurred thereon.



ENTRY

By agreement.

EPC

Available on request.

VIEWING AND FURTHER INFORMATION

By appointment through the joint agents: -

Contact: Drew Waddell

Phone: 0141 221 5254

Email: drew@dwrproperty.com

Contact: David Comb

Phone: 0207 518 0454

Email: david@harveyspackfield.co.uk

**UNIT 5, PHOENIX RETAIL PARK, LINWOOD,
PAISLEY**



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